

JUSTIFICATION LETTER

Project: 32 Unit Apartment Complex
Location: Southwest corner Tonopah and Washington
1.62 acres Las Vegas, Nevada
Owner/Applicant: Marisela Cardona
Date: March 7, 2006

To Whom It May Concern:

This justification letter is to request that the subject property (APN 139-28-301-001) be re-zoned from L to Medium Density.

The project will be a 32-unit apartment project with 20 two bedroom units and 12 three bedroom units. The three, two story buildings will consist two buildings of 12 units each one building of 8 units.


The adjoining property to the North is R-3 and to the South L. across Tonopah street is R-3.

The rezoning, development and construction for this site would be of a benefit to the immediate surroundings, this could also fill the need for apartment accommodation, which is in short supply for the area and would be appropriate for the general welfare.

We hope that you agree we have justified this request for zone revisions.

Sincerely,


Geoff Robins Agent


Marisela Cardona

SDR-12272
04/27/06 PC